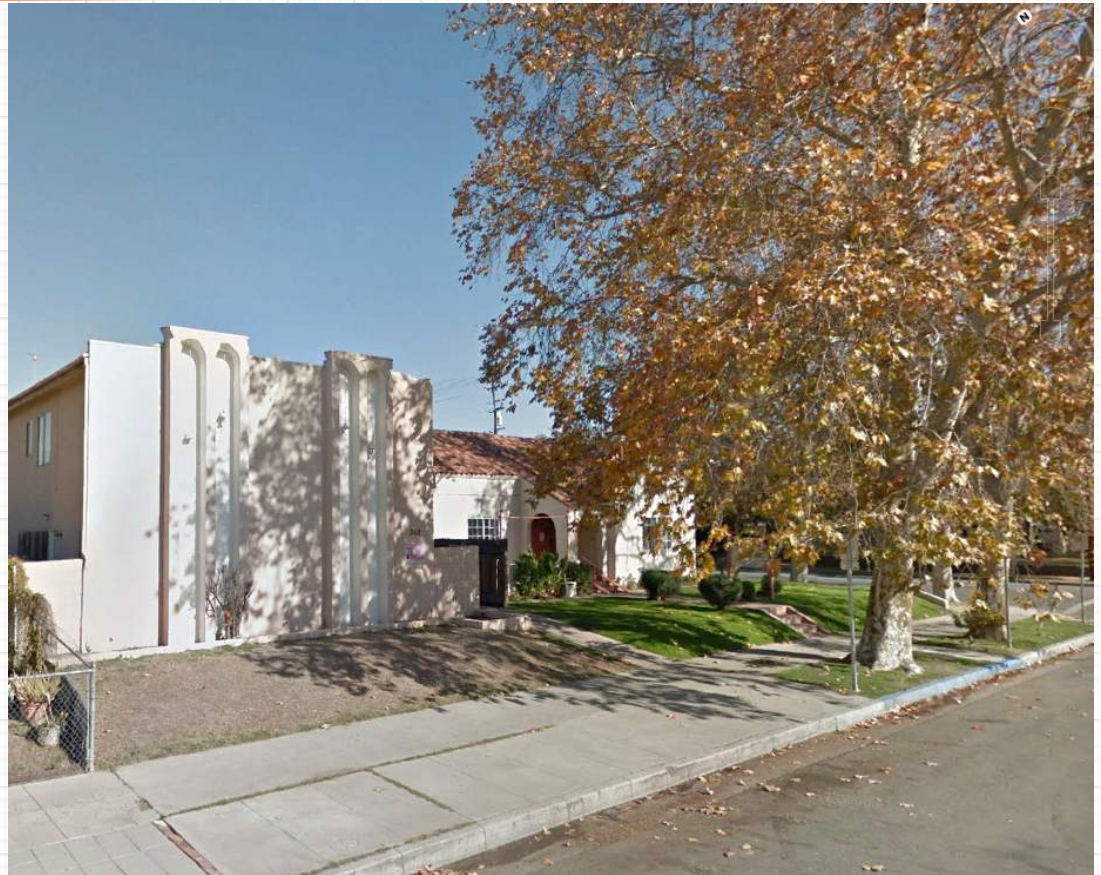# Articulating Physical Character through Frontage Types

Dana Point, CA

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OPTICOS

1 ▸ What is 'Frontage'?

Frontage is the area between the facade of a building and the parking lane in front of each lot. Frontage is broken down into two parts: Public Frontage is the area from the parking space in front of a building to the back of the sidewalk (the right-of-way); Private Frontage is the area from the back of the sidewalk to the facade of the building. This is not about architecture but about the placement and size of elements needed to make positive streetscapes.

Frontages: Public and Private

Frontages: Public

Frontages: Public and Private

PERFECTION HAS A DARKER SIDE.

COFFEE LIQUEUR
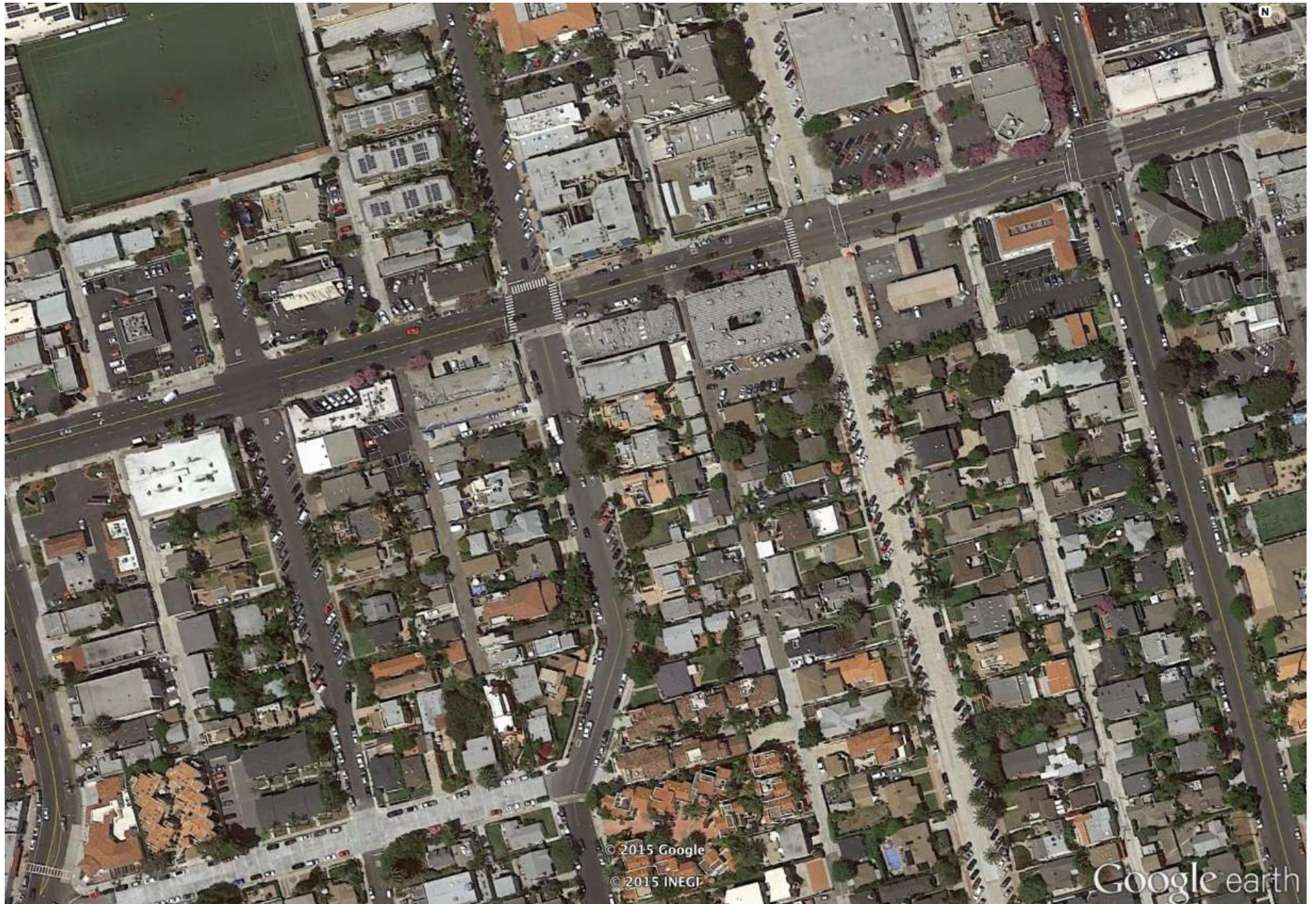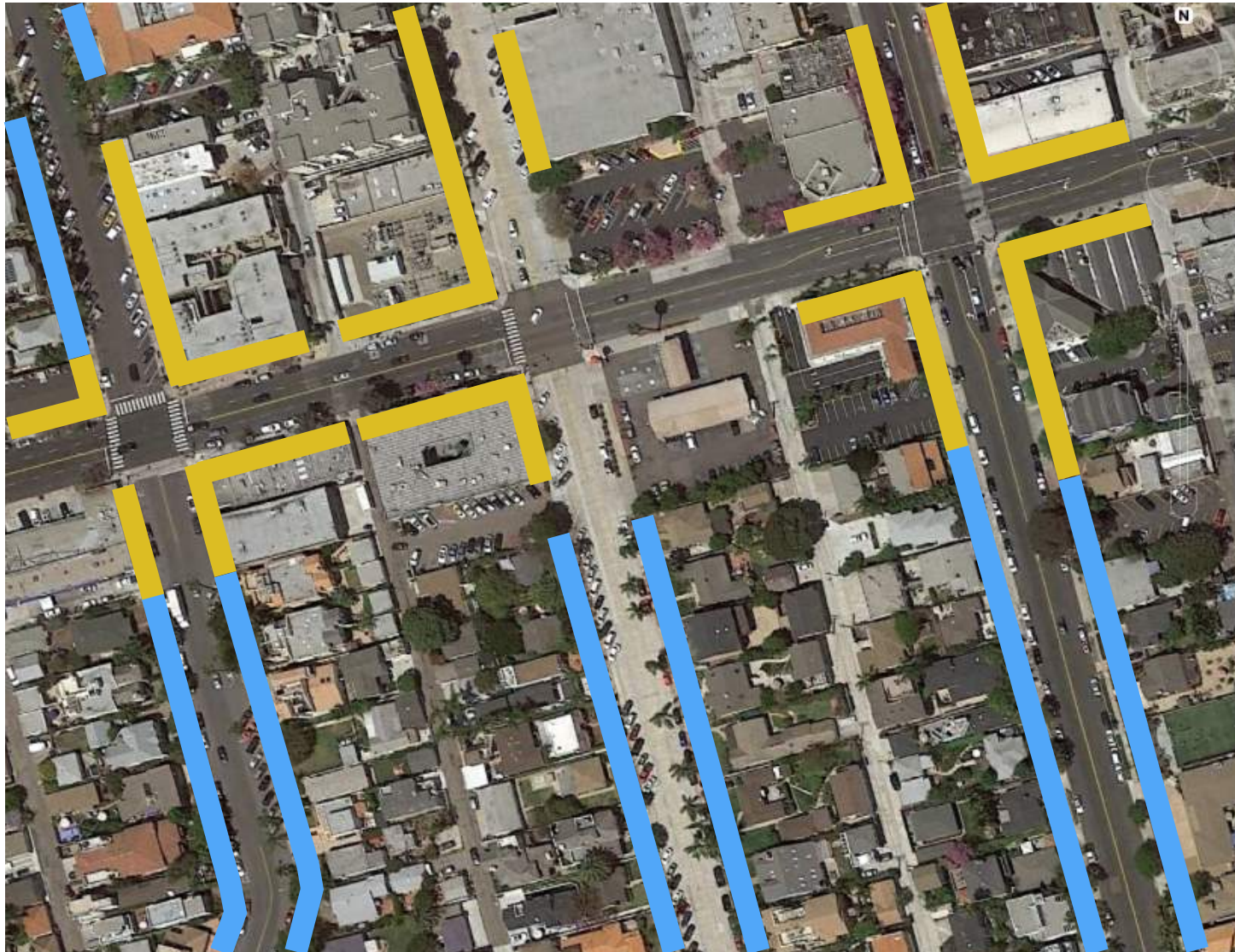MADE WITH
TEQUILA

PATRÓN
XO CAFE

SIMPLY PERFECT.

The built environment: Patterns of Frontages

The built environment: Repeating Patterns

Frontage Types: Less Urban and More Urban

The blue highlighted properties are examples of buildings with less urban frontages and streetscapes and the yellow highlighted properties are examples of more urban frontages and streetscapes. Portions of properties without any label contain parking adjacent to the streetscape.

Table 2-3B identifies the range of appropriate frontage types and their general characteristics for Tehachapi as a whole. These frontage types carry out the community vision by responding to the variety of physical contexts throughout town.

The diagram at right illustrates the range of frontage types on a continuum from less to more intense. Intensity is not focused on land use but on physical character.

Each frontage type, independent of architectural style, interacts with and shapes the public realm on the basis of an individual building.

STREET

STREET

| Less Intense				More Intense			
H	G	F	E	D	C	B	A
COMMON YARD	FRONTYARD	PORCH	STOOP	SHOPFRONT	FORECOURT	GALLERY	ARCADE

2 Frontage Types

This section progresses through a range of frontage types found in communities across the U.S. from the lowest intensity of buildings and physical contexts to the most intense of buildings and physical contexts. Each frontage type profile provides a classification of form, description of the type, the transect zones it's typically found in, and its typical characteristics.
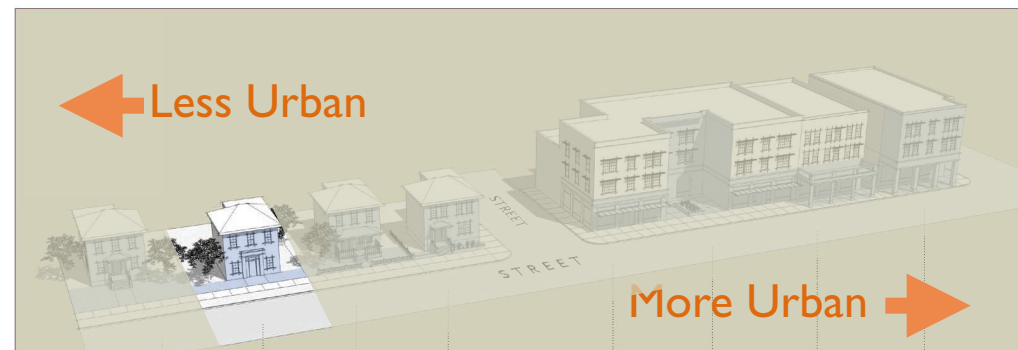
Common Yard
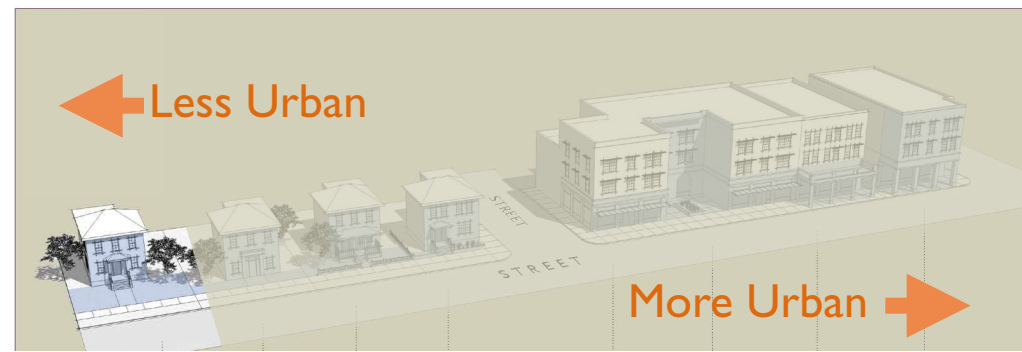
Description

The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

Physical Characteristics

- Context: T3, T4

- Streetscape: formal or informal

Front Yard


Less Urban ← → More Urban

Description

The front yard frontage consists of the building facade being set back from the frontage line in a dimension that results in larger, landscaped areas than all of the other frontages except common yard. Front yards are fenced or unfenced, and in general, create a visually continuous landscape along the block. Landscape ranges from fully landscaped to a combination of hardscape and landscape. In response to site topography, front yards may be raised while maintaining a pedestrian-oriented streetscape.

Physical Characteristics

- Context: T3, T4

- Streetscape: formal or informal

Porch

Less Urban ← ... → More Urban
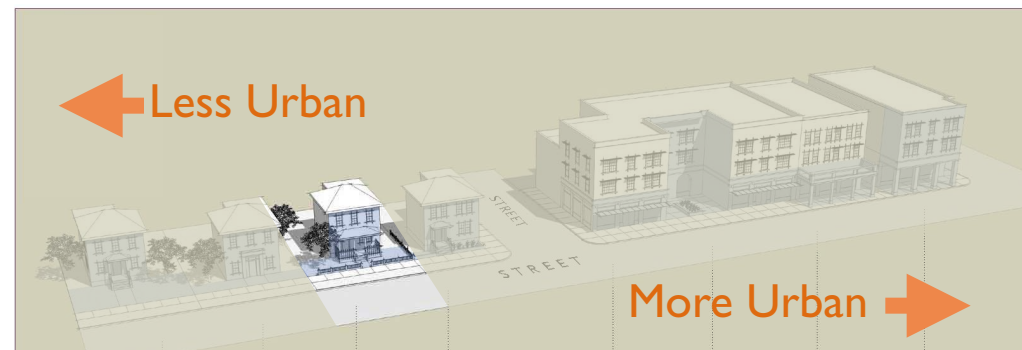
Description

The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.

Physical Characteristics

- Context: T3, T4, T4MS

- Streetscape: formal or informal

Stoop

Less Urban ← | → More Urban
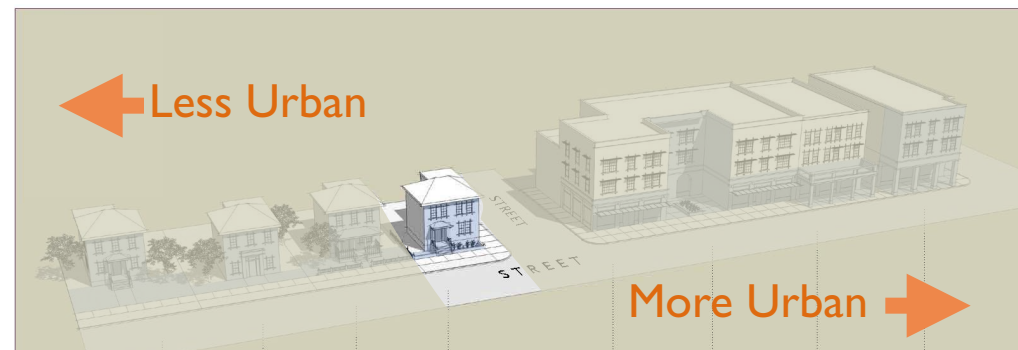
Description

The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with a small setback.

Physical Characteristics

- Context: T4, T4MS, T5, T6

- Streetscape: formal or informal

Shopfront


Less Urban ← → More Urban
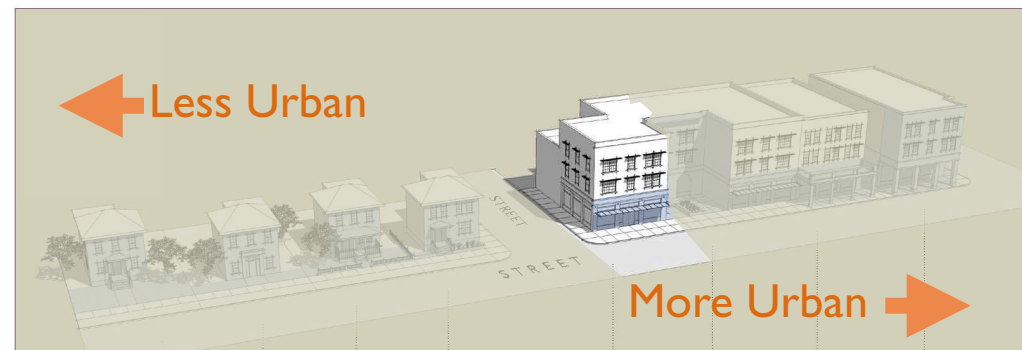
Description

The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.

Physical Characteristics

- Context: T4MS, T5, T6

- Streetscape: formal or informal

Forecourt


Less Urban

More Urban
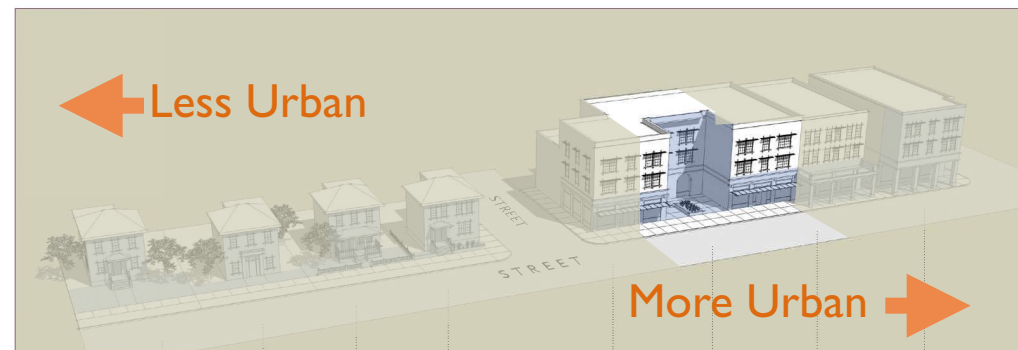
Description

The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.

Physical Characteristics

- Context: T4, T4MS, T5, T6

- Streetscape: formal or informal

Gallery

Less Urban ← More Urban →
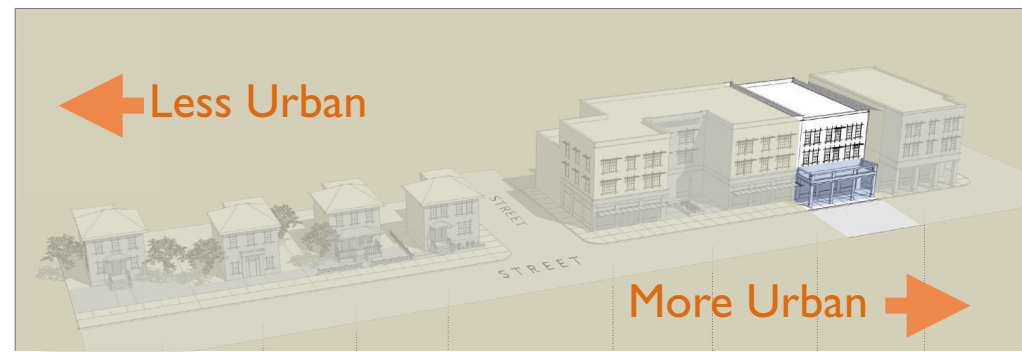
Description

The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians

Physical Characteristics

- Context: T4MS, T5, T6

- Streetscape: formal or informal

Terrace


Less Urban

More Urban
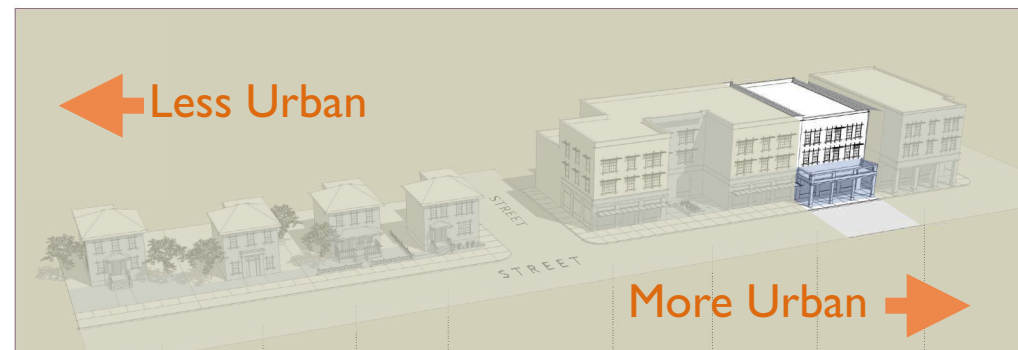
Description

The main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.

Physical Characteristics

- Context: T4MS, T5, T6

- Streetscape: formal or informal

Arcade
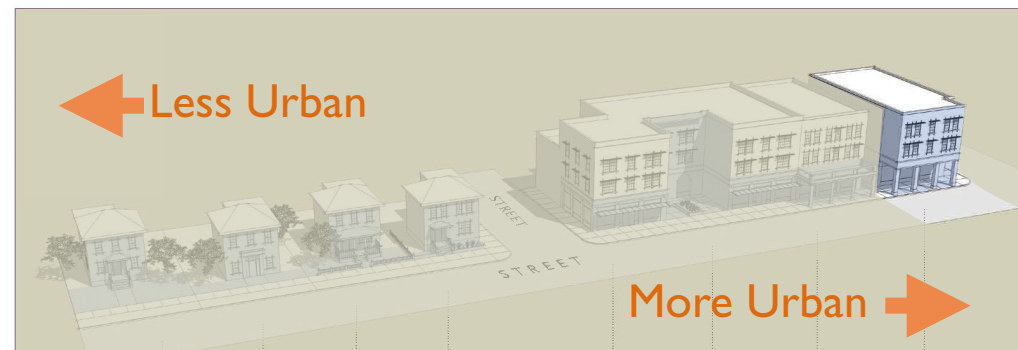
Description

The main ground floor facade is set back from the property line and upper floors align with or are near the property line. A colonnade structurally and visually supports the building mass, creating a very urban street character. Unless used on a civic building, arcades contain ground-floor shopfronts, making them ideal for retail use as the arcade shelters the pedestrian while shading the storefront glass.

Physical Characteristics

- Context: T5, T6

- Streetscape: formal or informal

3 Articulating Character

The physical character of a built environment is defined by the components that comprise that environment. As described in the previous slides, Building Types are a primary component of the built environment. In this section, each Building Type is allocated to a transect zone to achieve a particular built environment. The ability to use building types to respond to site conditions is illustrated through the following examples.

Implementing the variety of Frontage Types in or desired in your community

TABLE 5.20   ALLOWED FRONTAGE TYPES BY ZONE

ALLOWED FRONTAGE TYPES BY ZONE   TABLE 5.20

Common Yard   Front Yard   Porch   Stoop   Walled Yard   Terrace   Parking Court   Forecourt   Shopfront   Gallery

Articulating Physical Character

Environments (Transect Zones)

Frontage Types

TYPES	DOWNTOWN (T5)		NEIGHBORHOOD CENTER (T4.5)		NEIGHBORHOOD GENERAL (T4)		NEIGHBORHOOD EDGE (T3)		RURAL GENERAL (T2.5)		RURAL EDGE (T-2)		TEHACHAPI BLVD WEST (SD-2.1)	
	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF
Gallery	Gallery	5.20.060	Gallery (3)	5.20.060					Gallery (1)	5.20.060	Gallery (1)	5.20.060	Gallery (1A)	5.10.060
Shopfront	Shopfront	5.20.070	Shopfront (3)	5.20.070					Shopfront (1)	5.20.070	Shopfront (1)	5.20.070	Shopfront (1A)	5.10.070
Forecourt	Forecourt	5.20.080											Forecourt	5.10.080
Parking Court	Parking Court (2)	5.20.090											Parking Court (2A)	5.10.090
Terrace	Terrace	5.20.100											Terrace	5.10.100
Walled Yard	Walled Yard	5.20.110	Walled Yard	5.20.110	Walled Yard	5.20.110							Walled Yard	5.10.110
Stoop			Stoop	5.20.120	Stoop	5.20.120							Stoop	5.20.120
Porch			Porch	5.20.130	Porch	5.20.130	Porch	5.20.130	Porch	5.20.130	Porch	5.20.130		
Front Yard			Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140
Common Yard							Common Yard	5.20.150	Common Yard	5.20.150	Common Yard	5.20.150		

|

Articulating Physical Character

Environments (Transect Zones)

Frontage Types

TYPES	DOWNTOWN (T5)		NEIGHBORHOOD CENTER (T4.5)		NEIGHBORHOOD GENERAL (T4)		NEIGHBORHOOD EDGE (T3)		RURAL GENERAL (T2.5)		RURAL EDGE (T-2)		TEHACHAPI BLVD WEST (SD-2.1)	
	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF
Gallery	Gallery	5.20.060	Gallery (3)	5.20.060					Gallery (1)	5.20.060	Gallery (1)	5.20.060	Gallery (1A)	5.10.060
Shopfront	Shopfront	5.20.070	Shopfront (3)	5.20.070					Shopfront (1)	5.20.070	Shopfront (1)	5.20.070	Shopfront (1A)	5.10.070
Forecourt	Forecourt	5.20.080											Forecourt	5.10.080
Parking Court	Parking Court (2)	5.20.090											Parking Court (2A)	5.10.090
Terrace	Terrace	5.20.100											Terrace	5.10.100
Walled Yard	Walled Yard	5.20.110	Walled Yard	5.20.110	Walled Yard	5.20.110							Walled Yard	5.10.110
Stoop			Stoop	5.20.120	Stoop	5.20.1							Stoop	5.20.120
Porch			Porch	5.20.130	Porch	5.20.130	Porch	5.20.130	Porch	5.20.130	Porch	5.20.130		
Front Yard			Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140
Common Yard							Common Yard	5.20.150	Common Yard	5.20.150	Common Yard	5.20.150		

Articulating Physical Character

Environments (Transect Zones)

Frontage Types

TYPES	DOWNTOWN (T5)		NEIGHBORHOOD CENTER (T4.5)		NEIGHBORHOOD GENERAL (T4)		NEIGHBORHOOD EDGE (T3)		RURAL GENERAL (T2.5)		RURAL EDGE (T-2)		TEHACHAPI BLVD WEST (SD-2.1)	
	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF	ALLOWED	SEE REF
Gallery	Gallery	5.20.060	Gallery (3)	5.20.060					Gallery (1)	5.20.060	Gallery (1)	5.20.060	Gallery (1A)	5.10.060
Shopfront	Shopfront	5.20.070	Shopfront (3)	5.20.070					Shopfront (1)	5.20.070	Shopfront (1)	5.20.070	Shopfront (1A)	5.10.070
Forecourt	Forecourt	5.20.080											Forecourt	5.10.080
Parking Court	Parking Court (2)	5.20.090											Parking Court (2A)	5.10.090
Terrace	Terrace	5.20.100											Terrace	5.10.100
Walled Yard	Walled Yard	5.20.110	Walled Yard	5.20.110	Walled Yard	5.20.110							Walled Yard	5.10.110
Stoop			Stoop	5.20.120	Stoop	5.20.1							Stoop	5.20.120
Porch			Porch	5.20.130	Porch	5.20.150	Porch	5.20.130	Porch	5.20.130	Porch	5.20.130		
Front Yard			Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140	Front Yard	5.20.140
Common Yard							Common Yard	5.20.150	Common Yard	5.20.150	Common Yard	5.20.150		

Articulating the streetscape through Frontage Types

Example

1

Large Site: along corridor houses behind
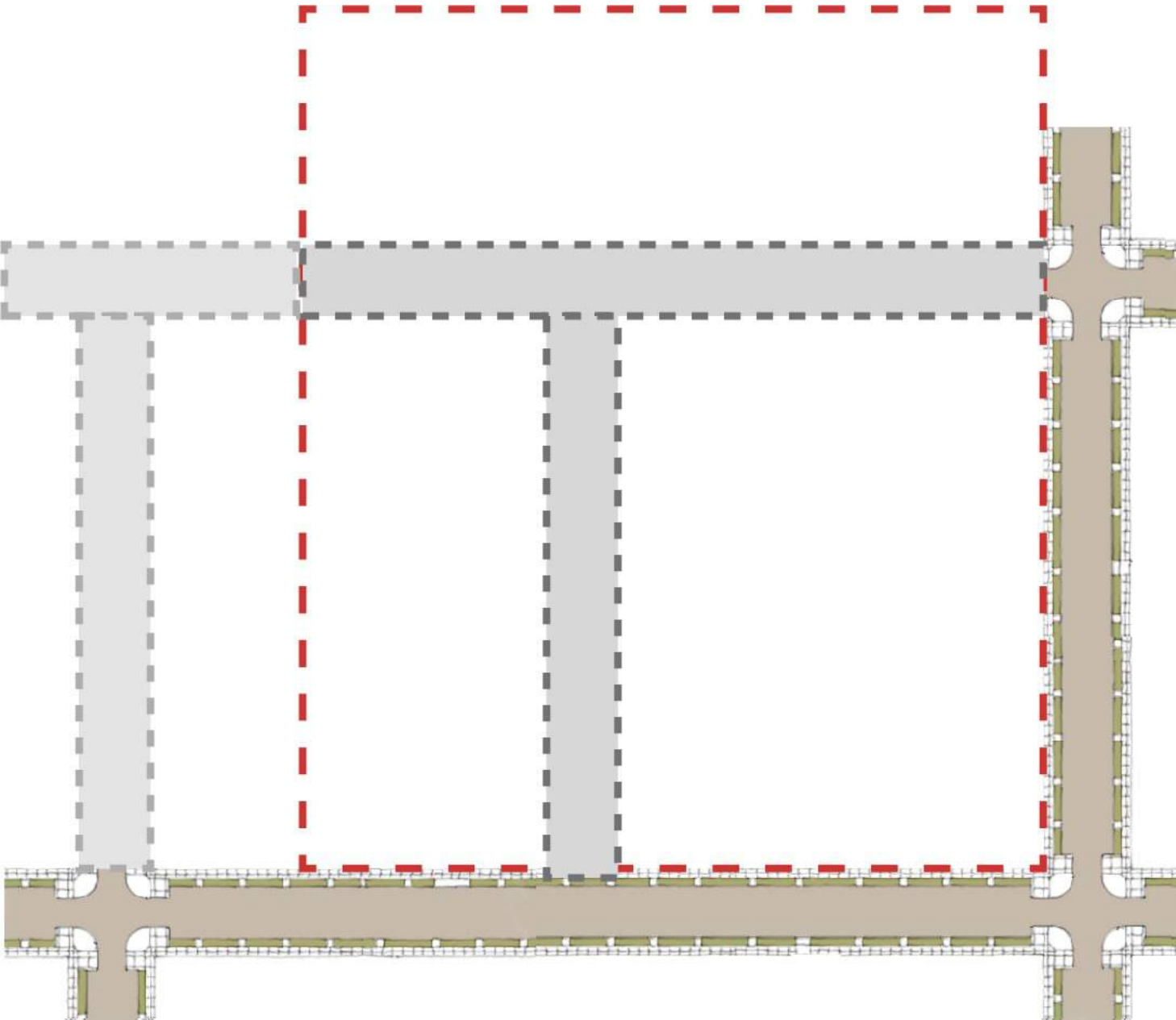
700 X 900
= 630,000 SQ FT

14.46 ACRES

The following slides walk through an example of using a variety of frontage types on individual buildings to achieve a variety of streetscapes that respond to their different locations.
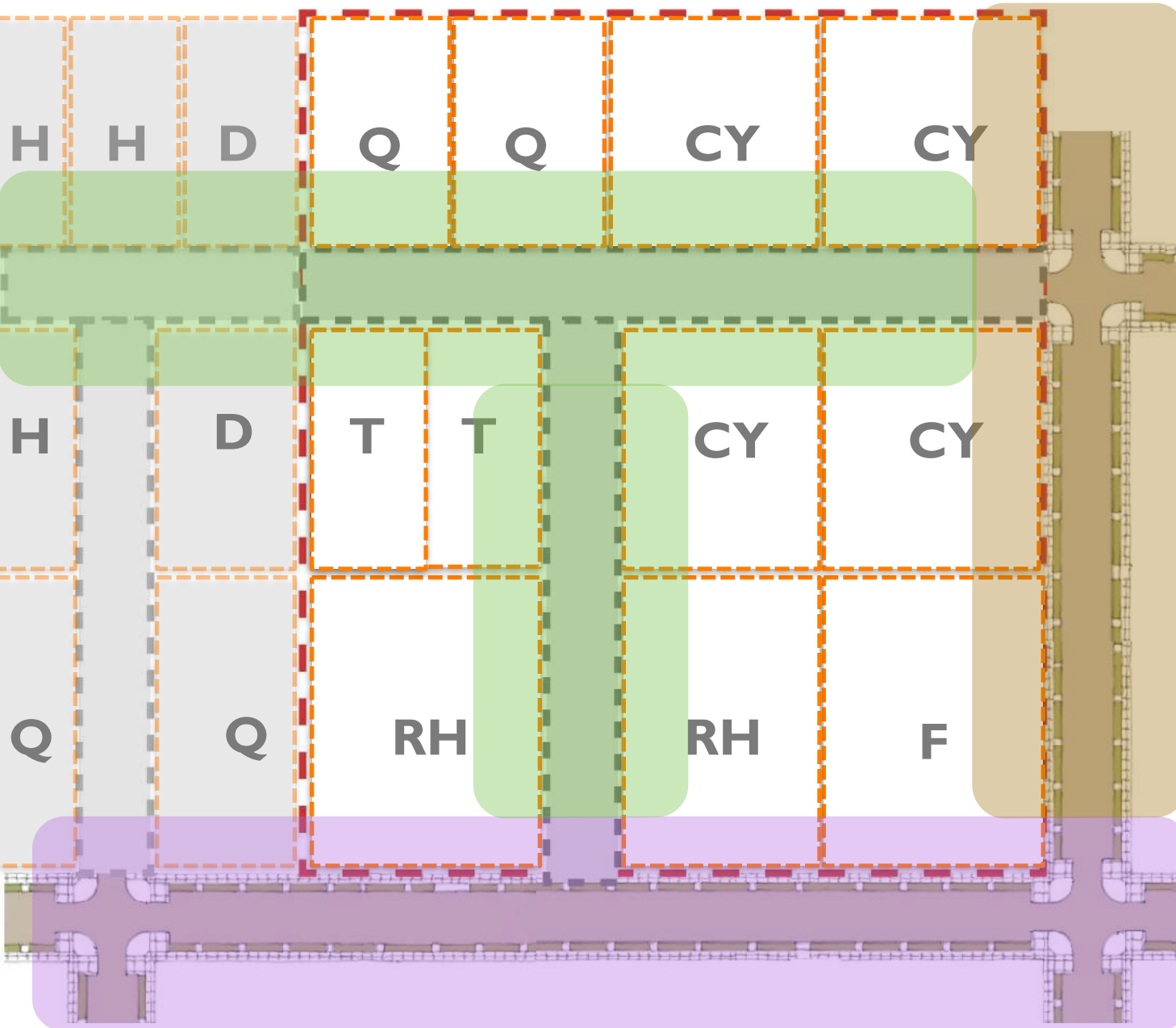
Articulating physical character through Frontage Types

Example

1

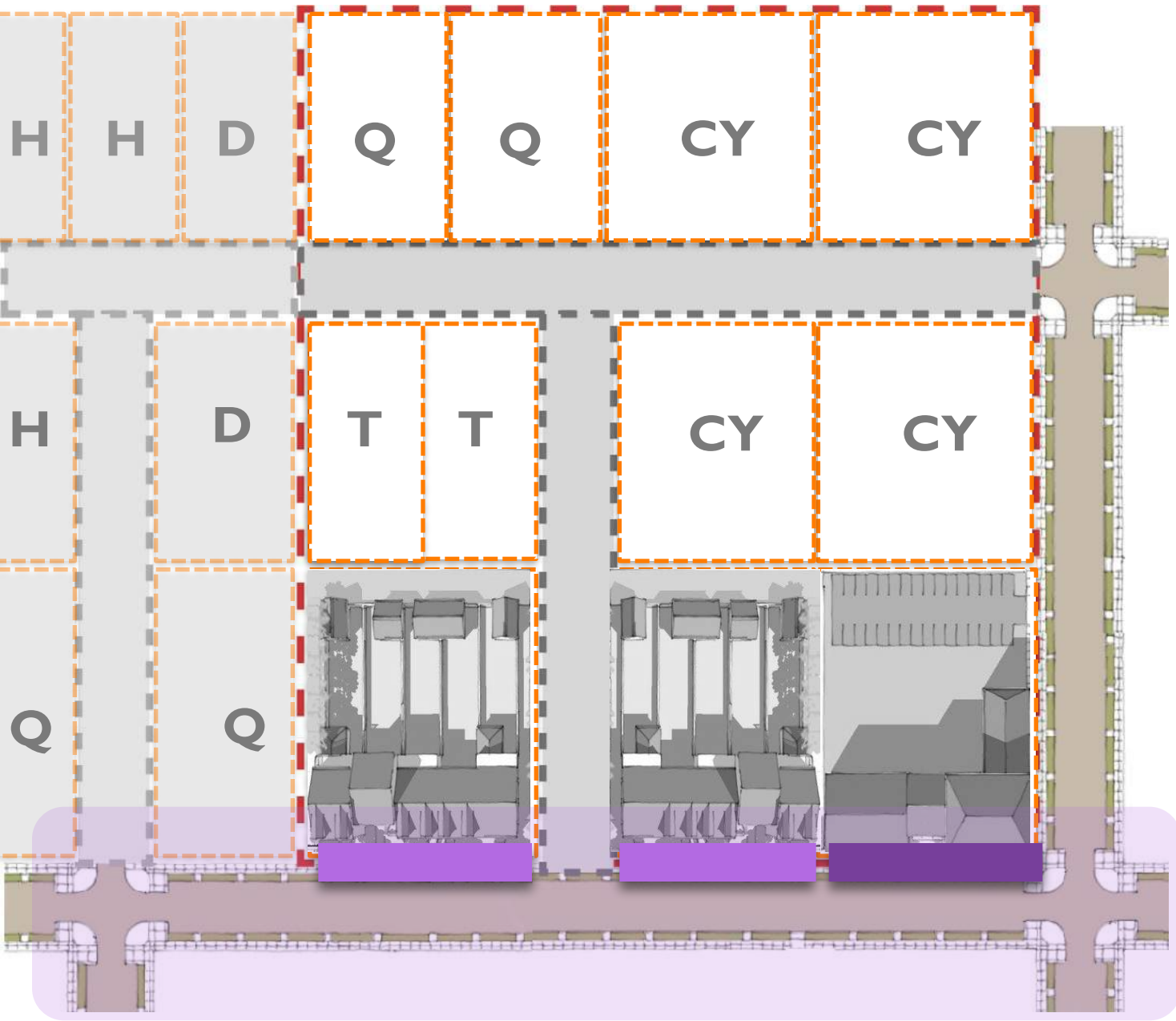## Make Blocks

Articulating physical character through Frontage Types

Example

1

Select frontage types in response to physical character intended for each location

H H D Q Q CY CY

H D T T CY CY

Q Q RH RH F

Articulating physical character through Frontage Types

Example

1

Add Types
Gallery
Forecourt
Stoop

Articulating physical character through Frontage Types
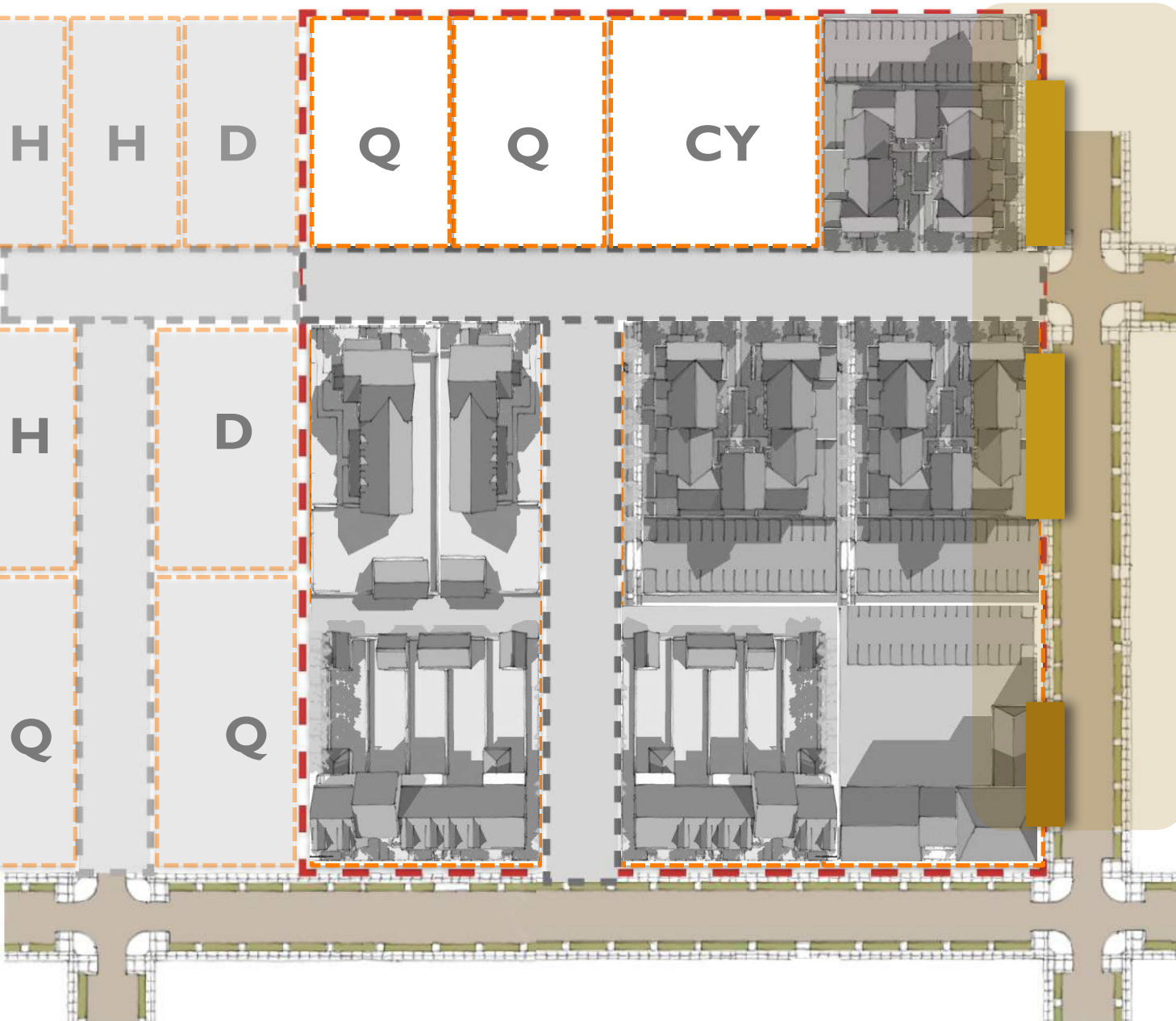
Example

1

Add Types

Terrace

Stoop

Porch

Articulating physical character through Frontage Types
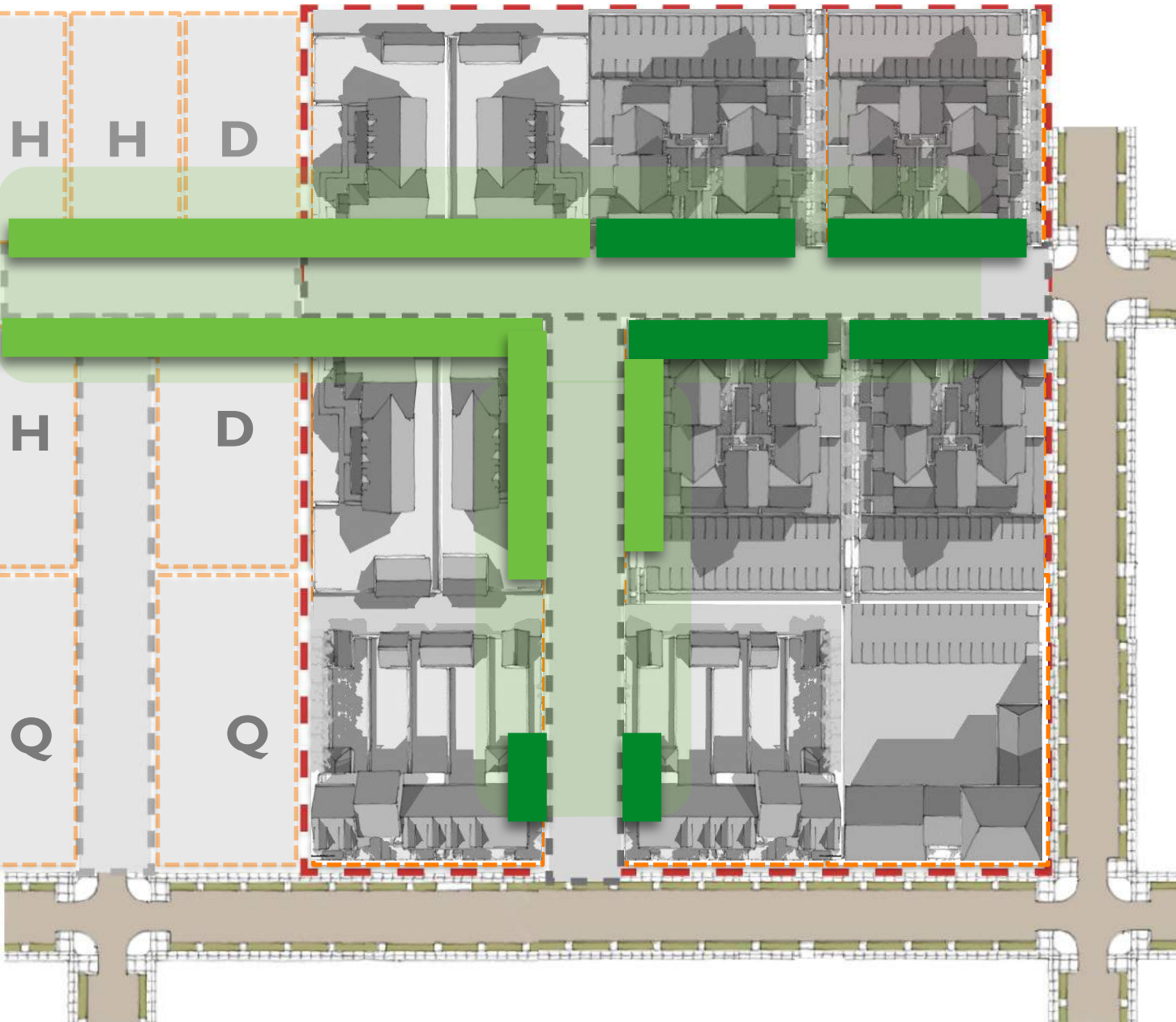
Example

1

Add Types

Porch

Front Yard

Articulating physical character through Frontage Types
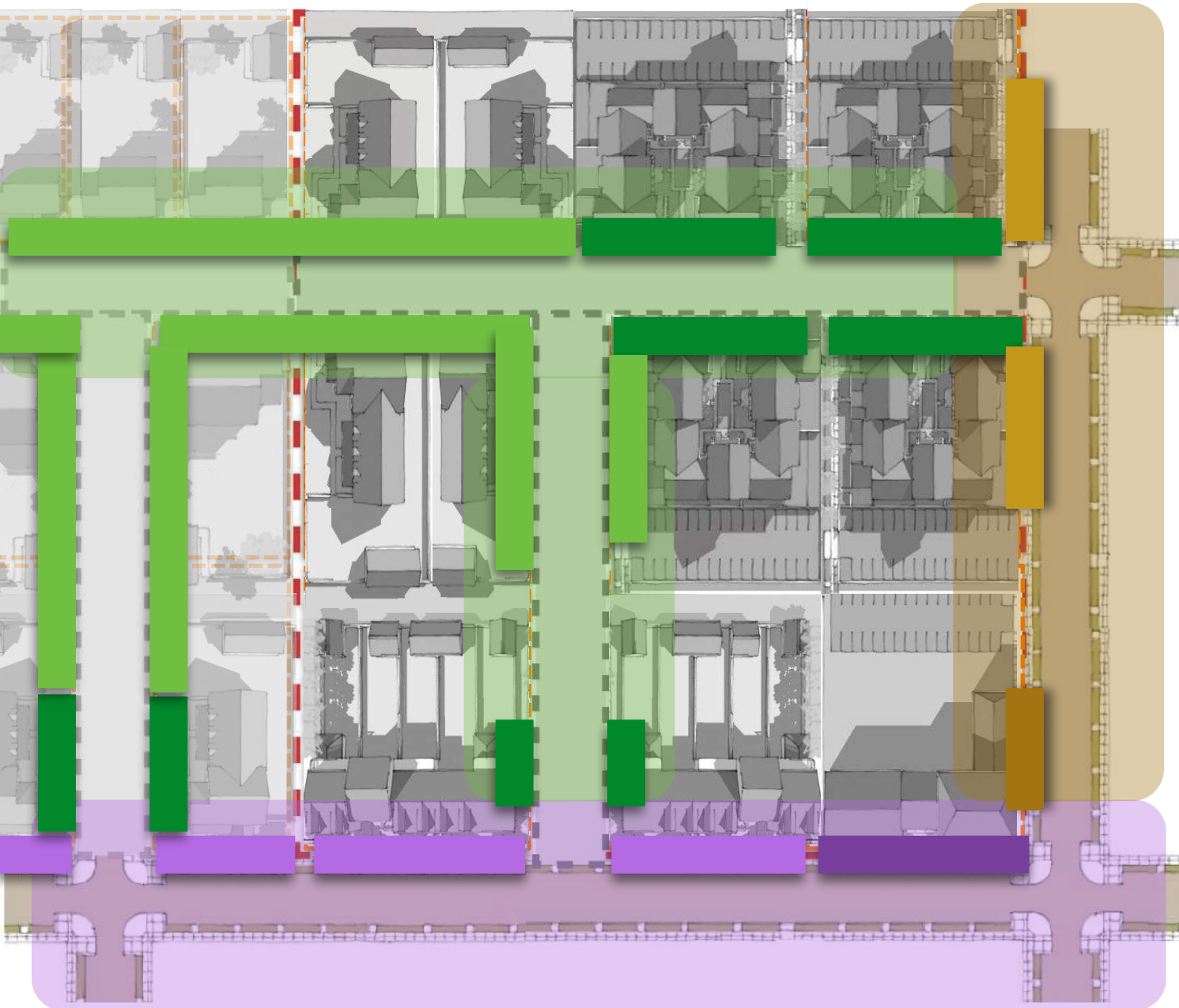
Gallery
Forecourt
Stoop

Terrace
Stoop
Porch

Porch
Front Yard

6 different frontage types on 3 blocks

Frontage Types are an integral component of Form-Based Codes because they regulate the critical interface between individual building facades and the adjacent streetscape. Depending upon the building length, multiple frontages can be applied to one building to articulate different physical character from one end of the building to the other, or on corner lots from one side of a parcel to the other.

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